



# City of Jacksonville Beach

11 North Third Street  
Jacksonville Beach, Florida

## Amended Agenda

### Board of Adjustment

---

Tuesday, May 21, 2019

7:00 PM

Council Chambers

---

#### MEMORANDUM TO:

Members of the Board of Adjustment  
City of Jacksonville Beach, Florida

Board Members:

The following Agenda of Business has been prepared for consideration and action at the Regular Meeting of the Board of Adjustment.

#### CALL TO ORDER

#### ROLL CALL

Jeff Truhlar (Chairperson), Francis Reddington (Vice-Chairperson), Scott Cummings, John Moreland, Sylvia Osewalt  
Alternates: Gary Cater

#### EX-PARTE COMMUNICATION

APPROVAL OF MINUTES April 16, 2019

CORRESPONDENCE None

**OLD BUSINESS**

- a. **Case Number:** **BOA 19-100036**  
**Owner:** The Palms of Jacksonville, LLC  
**Applicant:** Atkins Builders, Inc.  
**Agent:** John Atkins  
**Property Address:** 2062 & 2088 North 1<sup>st</sup> Street  
**Parcel ID:** 175405-0000  
**Current Zoning:** RM-2  
**Motion to Approve:** **City of Jacksonville Beach Land Development Code Section(s)**  
34-340(e)(1)f., for 45% lot coverage, in lieu of 41.5% previously approved lot coverage to correct an error in calculations, and allow a larger footprint on a new two-family dwelling; for property legally described as part of Lots 1 and 2, Block 202, together with the East half of a 12 foot alley, closed by City of Jacksonville Beach, Ordinance No. 5386, *Ocean Villa Replat.*  
  
**Miscellaneous Info:** One previous variance request, BOA# 18-100057, and one conditional use request, PC# 58-17.

Notes: \_\_\_\_\_

- b. **Case Number:** **BOA 19-100038**  
**Owner:** The Palms of Jacksonville, LLC  
**Applicant:** Atkins Builders, Inc.  
**Agent:** John Atkins  
**Property Address:** 2016 & 2034 North 1<sup>st</sup> Street  
**Parcel ID:** 17545-0000  
**Current Zoning:** RM-2  
**Motion to Approve:** **City of Jacksonville Beach Land Development Code Section(s)**  
34-340(e)(1)f., for 48.7% lot coverage, in lieu of 42.9% previously approved lot coverage to correct an error in calculations, and allow a larger footprint on a new two-family dwelling; for property legally described as part of Lots 1 and 2, Block 202, together with the East half of a 12 foot alley, closed by City of Jacksonville Beach, Ordinance No. 5386, *Ocean Villa Replat.*  
  
**Miscellaneous Info:** Two previous variance requests, BOA# 18-100057, BOA# 18-100129 and one conditional use request, PC# 58-17.

Notes: \_\_\_\_\_

**NEW BUSINESS** Board of Adjustment Rules of Procedure, by Denise May, City Attorney

a. **Case Number:** **BOA 19-100046**  
**Owner:** R&S Property Solutions, LLC  
**Applicant:** Gene Pruett  
**Property Address:** 1012 South 1<sup>st</sup> Avenue  
**Parcel ID:** 177312-0000  
**Current Zoning:** RM-1  
**Motion to Approve:** **City of Jacksonville Beach Land Development Code Section(s)**  
 34-390(e)(1)c.3., for a rear yard setback of 12.9 feet, in lieu of 30 feet required; and for 34-390(e)(1)f., for 37.6% lot coverage, in lieu of 35% maximum; and section 34-373(d) for a parking area setback of 0 feet, in lieu of 5 feet required, to allow construction of a new two-family dwelling, for property legally described as part of Lot 1, Block 6, of West Pablo, *PT Govt Lots 6, 7, Recorded O/R 18467-1271.*

Miscellaneous Info: No previous variance requests.

Notes: \_\_\_\_\_

b. **Case Number:** **BOA 19-100052**  
**Owner:** Tom Braddock  
**Applicant:** Bottom Line Ventures, Inc.  
**Property Address:** 1132 North 5<sup>th</sup> Avenue  
**Parcel ID:** 177749-0000  
**Current Zoning:** RS-1  
**Motion to Approve:** **City of Jacksonville Beach Land Development Code Section(s)**  
 34-336(e)(1)c.2, for an easterly side yard setback of 6.7 feet, in lieu of 10 feet required; and 34-336(e)(1)e., for 47.28% lot coverage, in lieu of 35% maximum; to ratify existing non-conformities on an existing single-family dwelling, for property legally described as *Lots 4 and 5, Block 3, Pine Grove Unit 2.*

Miscellaneous Info: No previous variance requests.

Notes: \_\_\_\_\_

- c. **Case Number:** **BOA 19-100051**  
**Owner:** Tom Braddock  
**Applicant:** Bottom Line Ventures. Inc.  
**Property Address:** 1132 North 5<sup>th</sup> Avenue  
**Parcel ID:** 177749-0000  
**Current Zoning:** RS-1  
**Motion to Approve:** **City of Jacksonville Beach Land Development Code Section(s)**  
34-336(e)(1)e., for 45.1% lot coverage, in lieu of 35% maximum; to allow construction of a new single-family dwelling, on Lot 3, for property legally described as Lot 3, Block 3, *Pine Grove Unit 2*.  
  
**Miscellaneous Info:** No previous variance requests.

Notes: \_\_\_\_\_

---

**PLANNING DEPARTMENT REPORT** The next scheduled meeting is Tuesday, June 4, 2019.

There are three (2) scheduled cases.

**ADJOURNMENT**

**NOTICE**

*In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.*

*The public is encouraged to speak on issues on this Agenda that concern them. Anyone who wishes to speak should submit the request to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience.*

*In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299, extension 10, no later than one business day before the meeting.*

**Minutes of Board of Adjustment Meeting  
held Tuesday, April 16, 2019 at 7:00 P.M.,  
in the Council Chambers, 11 North 3<sup>rd</sup> Street,  
Jacksonville Beach, Florida**



**CALL TO ORDER**

Chairperson Jeff Truhlar called the meeting to order.

**ROLL CALL**

*Chairperson:* Jeff Truhlar  
*Vice-Chairperson:* Francis Reddington  
*Board Members:* Scott Cummings                      Sylvia Osewalt                      John Moreland  
*Alternates:* Gary Cater

Building Official George Knight was also present.

**EX-PARTE COMMUNICATION:**

Mr. Moreland stated he spoke to Dan Elmaleh, 1879 South 1<sup>st</sup> Street, Jacksonville Beach, regarding BOA #19-00032.

**APPROVAL OF MINUTES:** *None*

**CORRESPONDENCE:** *None*

**OLD BUSINESS:** *None*

**NEW BUSINESS:**

**(A) Case Number: BOA 18-100224**

**Owner/Applicant:** South Jax Beach, LLC  
**Agent:** Rick Johnston  
**Property Address:** 3510 South Ocean Drive

**City of Jacksonville Beach Land Development Code Section(s)** 34-336(e)(1)c.1, for a front yard setback of 19 feet, in lieu of of 25 feet required; and 34-336(e)(1)c.2, for a northerly side yard setback for 8 feet and southerly side yard setback of 9 feet, each, in lieu of 10 feet required; and 34-336(e)(1)c.3, for a rear yard setback of 15 feet, in lieu of 30 feet require; 34-336(e)(1)e., for 43.5% lot coverage, in lieu of 35% maximum; 34-336(e)(1)g., for an accessory structure setback of 3.8 feet, in lieu of 5 feet required; and 34-373(f) for a turf block driveway, in lieu of required paving; all to allow the construction of a new single-family dwelling, for property legally described as Lots 10 and 11, Block 5, *Atlantic Shores Ocean Front Section Division "A"*.

**Owner:** Rick Johnston, 3528 Ocean Drive, Jacksonville Beach, stated his hardship is the substandard lot. Mr. Johnston asked why the lot coverage amount on the agenda is listed as 43.5%

lot coverage amount instead of the 47% he requested on his application. Mr. Knight responded the calculations submitted for 47% included the surface of the pool and Jacksonville Beach does not count the surface so it was deducted. Mr. Johnston distributed copies of the design of the house; a signed petition; Board of Adjustment variance approval letters for properties located at 3510 and 3528 South Ocean Drive; in addition to survey maps of adjacent northerly and southerly properties [on file], in order to distinguish the discussed lot, note consistency with the adjacent lots, and explain his setback requests. The current property address (3510 South Ocean Drive) was a double lot; there were two previous variance requests for this property address, one of which was approved, while the other was denied. While there are two lots currently at 3510 South Ocean Drive, one will later be recorded as 3518 South Ocean Drive as granted by the City of Jacksonville. The lot in this application will soon have the address 3518 South Ocean Drive, Jacksonville Beach. It is a 53-foot-wide lot in RS-1 zoning.

Mr. Johnston referred to the home design attachment and explained how it was drawn to compliment the neighborhood and the adjacent homes within it. He has spoken to the residents living in adjacent properties and asked them to sign the petition in the attachment showing their approval of the variance. Ms. Osewalt commented the lot is definitely undersized. Mr. Truhlar asked about the adjacent lots' size to help compare, and the agent stated they are larger.

#### **Public Hearing:**

Mr. Reddington read into the record the addresses of the neighbors in the signed petition who are supportive of this variance request:

- 3601 Ocean Drive South
- 3625 Ocean Drive South
- 3626 Ocean Drive South
- 3604 Ocean Drive South
- 52 36<sup>th</sup> Avenue South
- 39 36<sup>th</sup> Avenue South
- 3528 Ocean Drive South

The following resident spoke in opposition of the variance request:

- Frederick Irving, 3515 South Ocean Drive, Jacksonville Beach, spoke about his concerns regarding the impact of the setback requests and landscaping. Mr. Irving has also submitted his opposition in writing [on file].

Mr. Johnston commented the driveway was designed to be J-shaped with a side entry to the garage, which would allow parking for a total of six cars without impacting the neighborhood. Ms. Osewalt asked about approval from neighbors residing in the adjacent backside property to the home. Mr. Johnston responded it is a fenced property belonging to Mr. Divine, who has signed the petition in support.

Mr. Truhlar closed the public hearing.

#### **Discussion:**

Mr. Reddington commented he does not agree with the 19-foot setback and believes the house is large. Mr. Moreland stated the 19-foot setback pertains only to the northeast corner, and the side

yard setbacks are substandard in regard to the midline of the building point. He recognized the applicant's efforts to abide by the Board's comments from the last variance application.

**Motion:** It was moved by Mr. Moreland, seconded by Mr. Cummings, to approve BOA# 18-100224, as presented and discussed.

**Roll Call Vote:** Ayes– Scott Cummings, John Moreland, and Jeff Truhlar  
Nays– Sylvia Osewalt and Francis Reddington

The motion was approved by a vote of 3-2.

**(B) Case Number: BOA 19-100031**

**Owner/Applicant:** Benjamin and Brooke Holway  
**Property Address:** 240 south 40<sup>th</sup> Avenue

**City of Jacksonville Beach Land Development Code Section(s)** 34-336(e)(1)e., for 49.4% lot coverage, in lieu of 35% maximum; and 34-336(e)(1)g., for an accessory structure setback of 2 feet, in lieu of 5 feet required (from rear property line), to allow a pool and paver patio addition to an existing single-family dwelling, for property legally described as West ½ of Lot 4, and all of Lot 5, Block 1, *Avalon Unit No. 2*.

**Owner:** Benjamin Holway identified having a substandard lot as his hardship. His lot is 7,650 square feet, while the minimum for RS-1 zone is 10,000 square feet. He referred to BOA #11-100066 and BOA #17-100124 as applications that facilitated the approval of approximately 50% lot coverage for 20 lots in the same neighborhood. Mr. Truhlar commented each case has to be reviewed independently. Mr. Holway asked the board to not consider the oversized pavers around the pool shown on the survey as that was an error, and stated he noted on the survey the paver area which is not included. The current lot coverage is 39.8%, and he already received approval for approximately 42% lot coverage in a previous variance.

Mr. Truhlar commented a 2-foot proximity to the property line is unusual, and the owner replied he is intending to build a pool fence with this setback request. The pool extends 7.5 feet from the side of the house. If the Board was to amend the coverage to achieve the 10,000 square foot minimum lot size, then it would have to grant 37.9% lot coverage, according to Mr. Moreland. There is an already-existing 253 square foot decking located under the roof of the home and a proposed 289 square foot decking located adjacent to it. Discussion ensued among Board members regarding lot coverage. Mr. Cummings commented it is difficult to grant the 2-foot variance due to the future complications it may cause with adjacent neighbors.

**Public Hearing:**

No one came before the Board to speak about this case.  
Mr. Truhlar closed the public hearing.

**Discussion:**

Board agreed it is not in favor of the 2-foot setback request.

**Motion:** It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve BOA# 19-100031, with the modifications for 48% lot coverage, in lieu of 35%, and for 4 feet for an accessory structure setback, in lieu of 5, to allow a pool and paver patio addition to an existing single-family dwelling as presented and discussed.

**Roll Call Vote:** Ayes – John Moreland, Sylvia Osewalt  
Nays– Francis Reddington, Scott Cummings, and Jeff Truhlar

The motion was denied by a vote of 3-2.

**(C) Case Number: BOA 19-100032**

**Owner/Applicant:** City of Jacksonville Beach  
**Agent:** Jason Phitides  
**Property Address:** 216 and 218 South 16<sup>th</sup> Avenue

**City of Jacksonville Beach Land Development Code Section(s)** 34-340(3)g., for an accessory structure setback of 1 foot, in lieu of 5 feet required; to allow the construction of a tennis court, for property legally described as *"Huguenot Park" part of Permenter's Replat and Atlantic Camp Grounds.*

**Agent:** Jason Phitides, City of Jacksonville Beach Parks and Recreation, 2508 South Beach Parkway, stated Huguenot Tennis Center currently has seven tennis courts and a typical tennis complex has a minimum of eight. A variance is required to construct a new tennis court due to high demand. Over the past two years, the average number of players has increased from an average of 1,300 players per month 1,500 players. The City Council already approved construction of the project.

**Public Hearing:**

The following was in favor of the variance request:

- Harry Royal, 225 33<sup>rd</sup> Avenue South, Jacksonville Beach

The following was opposed to the proposed variance request:

- Dan Elmaleh, 1879 South 1<sup>st</sup> Street, Jacksonville Beach, expressed safety and noise concerns

Mr. Truhlar closed the public hearing.

**Discussion:**

Discussion ensued regarding the usage of the courts. Mr. Moreland stated he cannot find a hardship created by the land. Board agreed.

**Motion:** It was moved by Mr. Moreland, seconded by Mr. Cummings, to deny BOA# 19-100032, as presented and discussed, because of the fact there is already reasonable use of the land without the variance, it would result in special conditions if approved.

**Roll Call Vote:** Ayes –Sylvia Osewalt, Francis Reddington, Scott Cummings, John Moreland, and Jeff Truhlar

The motion to deny was approved unanimously.

**(D) Case Number: BOA 19-100033**

**Owner/Applicant:** Peter Hill  
**Property Address:** 1816 North 2<sup>nd</sup> Street

**City of Jacksonville Beach Land Development Code Section(s)** 34-336(e)(1)f., for 46.6% lot coverage, in lieu of 35% maximum; and section 34-373(d) for 2.5 foot parking area setback, in lieu of 5 feet required; to allow subdividing a new two-family dwelling, for property legally located at 1816 North 2<sup>nd</sup> Street and legally described as Lot 12, Block 183 of *Elton Realty Company's Replat.*

**Agent:** Peter Hill, 1816 North 2<sup>nd</sup> Street, Jacksonville Beach, explained he currently has a duplex on one lot. He wants to separate the lot into two in order to sell half of the duplex and live in the other. When the property is divided into two lots, the structure itself will be on the property line. Mr. Knight commented main structures are allowed to be on the property line, accessory structures are not. The lot is currently 5,748 square feet with 52 feet across front, and the minimum required according to Code is 6,000 square feet with 60 feet across the front. He was granted 40% lot coverage in a previous variance request. The 6% difference is for replacing the gravel strips in an approved driveway with concrete.

**Public Hearing:**

No one came before the Board to speak about this case.  
Mr. Truhlar closed the public hearing.

**Discussion:**

The Board agreed this is common and has no problem approving the variance request.

**Motion:** It was moved by Mr. Reddington, seconded by Mr. Moreland, to approve BOA# 19-100033, as written and as read.

**Roll Call Vote:** Ayes –Francis Reddington, Scott Cummings, John Moreland, and Jeff Truhlar  
Nays –Sylvia Osewalt

The motion was approved by a vote of 4-1.

**PLANNING DEPARTMENT REPORT**

The next scheduled meeting is **Tuesday, May 7, 2019**. There are four (4) scheduled case.

**ADJOURNMENT**

There being no further business coming before the Board, Mr. Truhlar adjourned the meeting at 8:15 P.M.

Submitted by: Sama Kaseer  
Administrative Assistant

Approval:

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Date



# APPLICATION FOR VARIANCE

BOA No. 19-100036  
HEARING DATE 5-7-2019

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

### REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, to scale (on 11"x17" paper or smaller)
2. Proof of ownership (copy of deed or current property tax notification).
3. If applicant is not owner, notarized written authorization from owner is required.
4. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
5. Completed application.

MAR 20 2019

### APPLICANT INFORMATION

Applicant Name: Atkins Builders, Inc. Telephone: (904) 465-3749  
 Mailing Address: PO Box 51262 E-Mail: atkinsbuilders@hotmail.com  
Jacksonville Beach, Fl. 32240

Agent Name: John Atkins Telephone: (904) 465-3749  
 Mailing Address: PO Box 51262 E-Mail: atkinsbuilders@hotmail.com  
Jacksonville Beach, Fl. 32240

Landowner Name: The Palms of Jacksonville, LLC Telephone: (904) 465-3749  
 Mailing Address: 1238 Windsor Harbor Dr. E-Mail: atkinsbuilders@hotmail.com  
Jacksonville Fl. 32240

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper

### VARIANCE DATA

Street address of property AND Real Estate Number: 2062 & 2088 N. 1st St.

Legal description of property (Attach copy of deed): Lots 1 & 2 Block 202, Together with the West half of closed alley. Plat book 12

Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).  
Lots are in RM-2 Zoning that provides for 65% lot coverage. Single family attached homes are limited to 35% lot coverage. Most if not all buildings in the immediate area do not comply with all setbacks.

A mistake was made in calculating lot coverage in previous variance request. Applicant is requesting 44.9% lot coverage in lieu of 41.5% granted by previous variance.

175405-0000

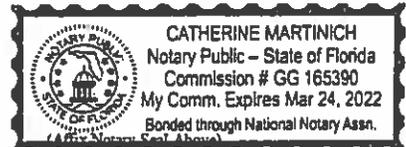
### AFFIDAVIT

I, John Atkins, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

APPLICANT SIGNATURE \_\_\_\_\_ John Atkins \_\_\_\_\_ DATE 3-20-2019  
PRINT APPLICANT NAME

STATE OF FLORIDA, COUNTY OF DUVAL:  
Sworn to and signed before me this 20th day of March, 2019 by John Atkins, who is personally known to me or has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC SIGNATURE \_\_\_\_\_ CATHERINE MARTINICH \_\_\_\_\_  
PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-A FLOOD ZONE: \_\_\_\_\_

CODE SECTION (S): Section 34-340 (e)(1) f. for 45% lot coverage ILO 41.5% previously approved lot coverage to correct an error in calculation and allow a larger footprint on a new two family dwelling.

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 19-100036

*Variances can be requested for the dimensional standards of Article VII, the off-street parking or landscape standards of Article VIII, and the subdivision standards of the LDC, except that a height variance is not permitted in any zoning district.*

**Section 34-281. Purpose.** Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

**Section 34-286. Standards applicable to all variances.** In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	<p style="text-align: center;"><b>RECEIVED</b></p> <p style="text-align: center;">MAR 20 2019</p>
Special circumstances and conditions do not result from the actions of the applicant.	Yes	<p style="text-align: center;">PLANNING &amp; DEVELOPMENT</p>
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	<p>Many, if not all properties in the area do not comply with setbacks or lot coverage.</p>
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	<p>Variances have been granted to several of the other parcels in the same zoning district.</p>
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	<p>Applicant has reduced the number of permitted units on this parcel from a possible of 11 to 4.</p>
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	<p>Granting of the variance will actually enhance the surrounding properties and be an asset to the community.</p>



CERTIFIED MAIL# 7017 3040 0000 2076 6014

June 7, 2018

*Reb: BOA# 19-10003le*

City of  
Jacksonville Beach  
City Hall  
11 North Third Street  
Jacksonville Beach  
FL 32250  
Phone: 904.247.6231  
Fax: 904.247.6107  
Planning@jaxbchfl.net  
  
www.jacksonvillebeach.org

The Palms of Jacksonville, Inc.  
PO Box 51262  
Jacksonville Beach, FL 32240

RE: BOA# 18-100129  
2016 North 1<sup>st</sup> Street  
(Lots 1, 2, Block 202, together with the west half of a closed alley, Ordinance No. 5386 (as currently monumented & possessed) Ocean Villa Replat)

Dear The Palms of Jacksonville, Inc.,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, August 7, 2018, to consider your application for a variance from the requirements of the Land Development Code.

As indicated in the application, the request was for the following:

- Section 34-340(e)(1)c.2, for a 5 foot southerly side yard setback for the north units and a 2 foot northerly side yard setbacks for the south units, in lieu of 10 feet required;
- Section 34-340(e)(1)f., for 42.9% lot coverage, for the south units, and 41.5% lot coverage for the north units, in lieu of 35% maximum;
- Section 34-340(e)(1)h., for an accessory structure setback of 1 foot, in lieu of 5 feet required; for patios and walkways;
- Section 34-373, for a parking area setback of 4 feet, in lieu of 5 feet required;

The Board **approved** the request as discussed.

To allow construction of two new two-family dwellings.

Please remove the public hearing notice posted on your property. Information about building permits, applications and checklists is available in our office or online at <http://www.jacksonvillebeach.org/business/building-permit-applications-and-checklists>.

Please submit a copy of this approval letter when submitting any future development or building permit applications. If you have any questions regarding any information contained in this letter, please feel free to call me at (904) 247-6235.

Sincerely,

George Knight  
Building Official



Maureen and William Modrack  
1809 1st St. N.  
Jacksonville Beach, Fl. 32250

To The Board of Adjustments,

We are against any more variances for the properties located at 20th N. and 1st St. Jacksonville Beach. We ask for an investigation to be held as to how often and how many variances Mr. Atkins has received from the city and how many of those times he built the property and broken city codes and has had to come back to the city for more variances. Mr Atkins built eight homes between 17th N and 20th N and 1st St. All homes received generous variances prior to construction, even though the people in this area did not want the variances to be given. Mr. Atkins after construction came back to the city to ask for more variances because he had broken our codes, he is now doing this once again on four more finished properties. Please do not give any more variances to this builder.

Thank you,  
Maureen and William Modrack



RECEIVED

MAY - 6 2019

PLANNING & DEVELOPMENT

Existing

# MAP SHOWING BOUNDARY SURVEY OF:

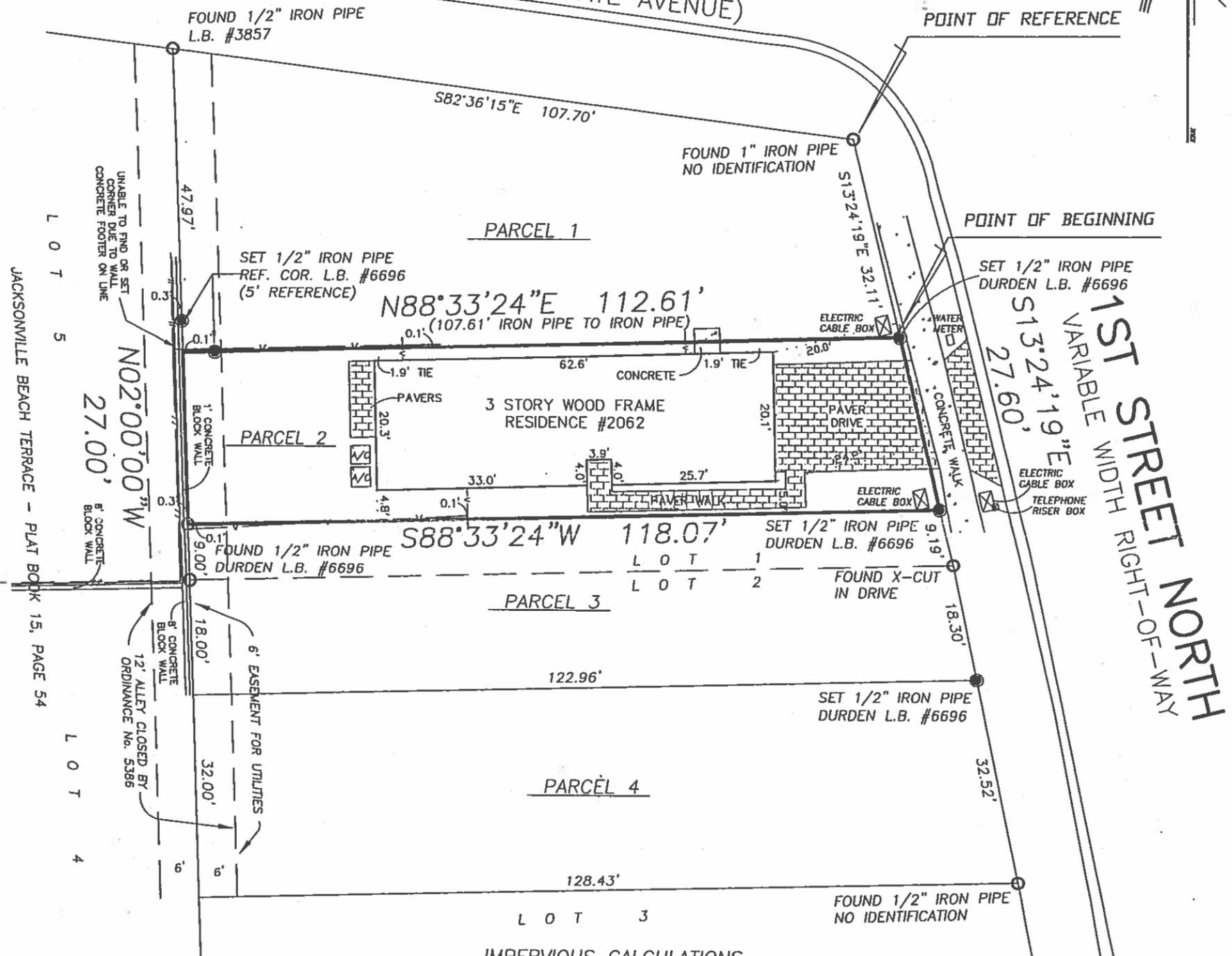
PART OF LOT 1, BLOCK 202, OCEAN VILLA REPLAT, AS RECORDED IN PLAT BOOK 12, PAGE 37 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THE EAST HALF OF A 12 FOOT ALLEY, CLOSED BY CITY OF JACKSONVILLE BEACH ORDINANCE NUMBER 5386 (AS CURRENTLY MONUMENTED AND POSSESSED) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF 20TH AVENUE NORTH, A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED, WITH THE WESTERLY RIGHT OF WAY LINE OF 1ST STREET NORTH, A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED, THENCE SOUTH 13°24'19" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF 1ST STREET NORTH A DISTANCE OF 32.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 13°24'19" EAST A DISTANCE OF 27.60 FEET; THENCE SOUTH 88°33'24" WEST, A DISTANCE OF 118.07 FEET TO A POINT SITUATE IN THE CENTERLINE OF AFORESAID CLOSED ALLEY; THENCE NORTH 02°00'00" WEST ALONG SAID CENTERLINE A DISTANCE OF 27.00 FEET; THENCE NORTH 88°33'24" EAST A DISTANCE OF 112.61 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR UTILITIES OVER THE WEST 6.00 FEET OF THE ABOVE DESCRIBED PARCEL.

(FORMERLY KNOWN AS DIXIE AVENUE)  
20TH AVENUE NORTH  
50' RIGHT-OF-WAY  
(ALSO KNOWN AS SEAGATE AVENUE)

RECEIVED  
18-1443  
MAR 3 2019

2062  
PLANNING & DEVELOPMENT



**NOTES:**  
BEARINGS BASED ON THE CENTER LINE OF THE CLOSED ALLEY AS BEING S 02°00'00" E AND ARE ASSUMED  
THIS PROPERTY LIES IN FLOOD ZONE "X-SHADED" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No. 120078 (CITY OF JACKSONVILLE BEACH), MAP/PANEL No. 12031C-0417-J, REVISED NOVEMBER 2, 2018  
ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 202 EXCEPT AS NOTED  
-V- DENOTES 6" VINYL FENCE EXCEPT AS NOTED  
-W- DENOTES 6" WOOD FENCE EXCEPT AS NOTED  
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

### IMPERVIOUS CALCULATIONS

LOT AREA = 3,114± SQUARE FEET

DESCRIPTION	SQUARE FEET
BUILDING AREA	1,248±
CONCRETE	523±
A/C PAD(S)	18±

TOTAL IMPERVIOUS AREA = 1,789±  
TOTAL DENSITY = 57.5%

CERTIFIED TO:  
RUSSELL JORDAK  
ATKINS BUILDERS, INC.  
THE PALMS OF JACKSONVILLE, INC.  
OLD REPUBLIC NATIONAL TITLE  
INSURANCE COMPANY  
BRILEY & DEAL, LLC

REVISED MARCH 1, 2019 TO SHOW IMPERVIOUS CALCULATIONS.

**DURDEN**  
SURVEYING AND MAPPING, INC.  
1825-B 3RD STREET NORTH  
JACKSONVILLE BEACH, FLORIDA 32250  
(904) 853-6822 FAX 853-6825  
LICENSED BUSINESS NO. 6696

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 Florida Statutes and Chapter 5J17 Florida Administrative Code.

*Handwritten signature of Bruce Durden*  
FLORIDA REGISTERED SURVEYOR No. 2071  
H. BRUCE DURDEN, Jr.  
LAND SURVEYING

RECEIVED

MAR 14 2019

19-100036

PLANNING & DEVELOPMENT

**SURVEYOR'S NOTE:**  
THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND DURDEN SURVEYING AND MAPPING, INC., MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT OR SEARCH OF TITLE. THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

SIGNED: FEBRUARY 12, 2019 REVISED: MARCH 1, 2019

SCALE: 1" = 20'

WORK ORDER NUMBER: 19088

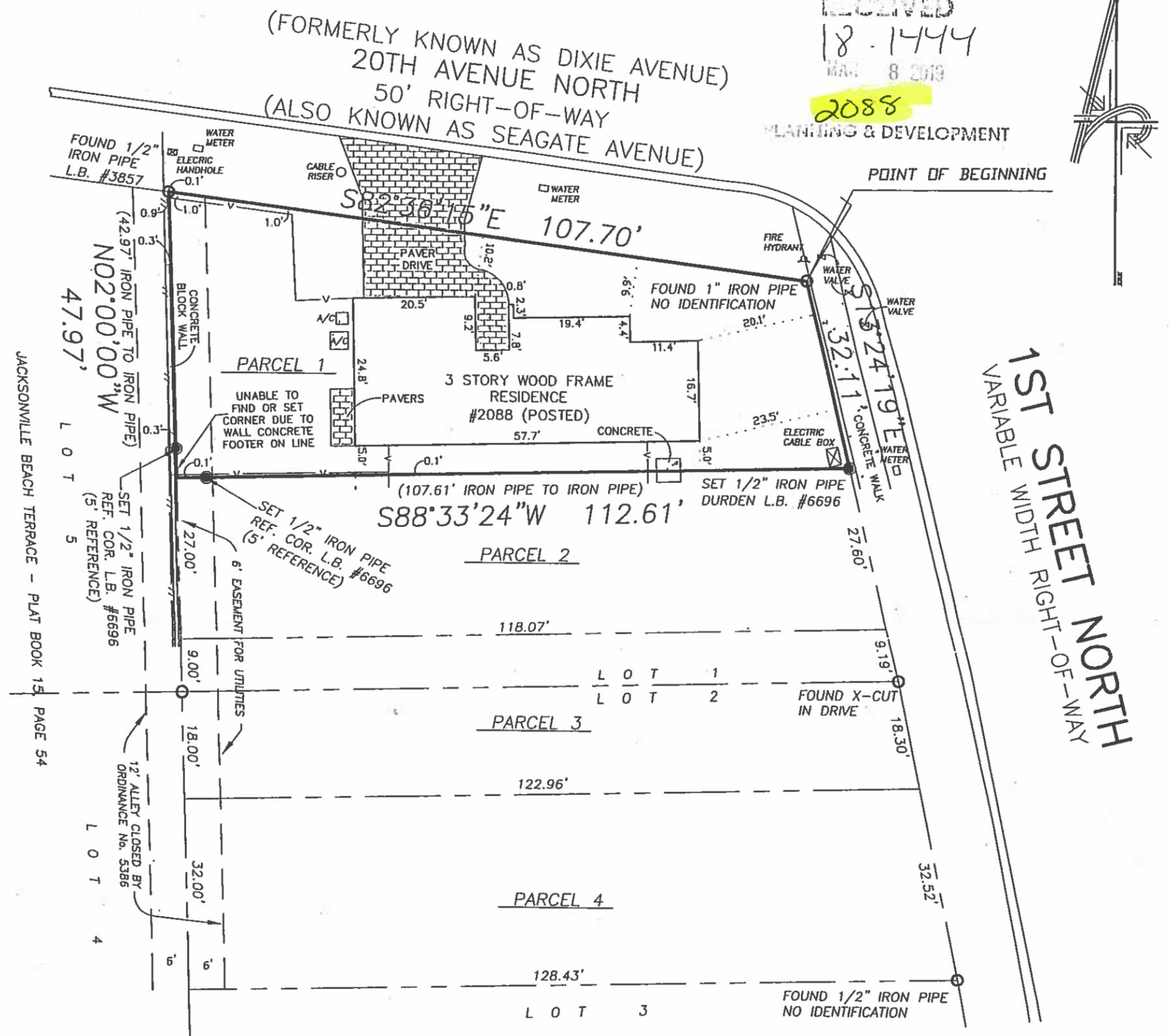
B-9435

Existing

# MAP SHOWING BOUNDARY SURVEY OF:

PART OF LOT 1, BLOCK 202, OCEAN VILLA REPLAT, AS RECORDED IN PLAT BOOK 12, PAGE 37 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THE EAST HALF OF A 12 FOOT ALLEY CLOSED BY CITY OF JACKSONVILLE BEACH ORDINANCE NUMBER 5386 (AS CURRENTLY MONUMENTED AND POSSESSED) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF 20TH AVENUE NORTH, A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED, WITH THE WESTERLY RIGHT OF WAY LINE OF 1ST STREET NORTH, A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED, THENCE SOUTH 13°24'19" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF 1ST STREET NORTH A DISTANCE OF 32.11 FEET; THENCE SOUTH 88°33'24" WEST A DISTANCE OF 112.61 FEET TO AN INTERSECTION WITH THE CENTERLINE OF THE AFORESAID CLOSED ALLEY; THENCE NORTH 02°00'00" WEST ALONG SAID CENTER LINE A DISTANCE OF 47.97 FEET TO A POINT SITUATE IN SAID SOUTHERLY RIGHT OF WAY LINE OF 20TH AVENUE NORTH; THENCE SOUTH 82°36'15" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 107.70 FEET TO THE POINT OF BEGINNING.

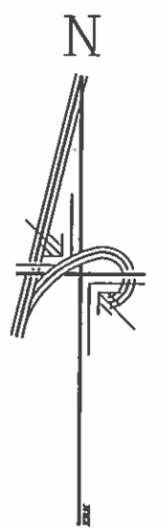
TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR UTILITIES OVER THE WEST 6.00 FEET OF THE ABOVE DESCRIBED PARCEL.



RECEIVED  
18-1444  
MAR 8 2019

2088

PLANNING & DEVELOPMENT



1ST STREET NORTH  
VARIABLE WIDTH RIGHT-OF-WAY

**NOTES:**  
BEARINGS BASED ON THE CENTER LINE OF THE CLOSED ALLEY AS BEING S 02°00'00" E AND ARE ASSUMED  
THIS PROPERTY LIES IN FLOOD ZONE "X-SHADED" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No. 12007B (CITY OF JACKSONVILLE BEACH), MAP/PANEL No. 12031C-0417-J, REVISED NOVEMBER 2, 2018  
ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 202 EXCEPT AS NOTED  
-V- DENOTES 6' VINYL FENCE EXCEPT AS NOTED  
-//- DENOTES 6' WOOD FENCE EXCEPT AS NOTED  
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

**IMPERVIOUS CALCULATIONS**  
LOT AREA = 4,320± SQUARE FEET

DESCRIPTION	SQUARE FEET
BUILDING AREA	1,210±
CONCRETE	328±
A/C PAD(S)	13±

TOTAL IMPERVIOUS AREA = 1,551±  
TOTAL DENSITY = 35.9%

**CERTIFIED TO:**  
ATHENA MANN, ANASTASIA FRANCES MANN & ALEXANDER GEORGE MANN  
ATKINS BUILDERS, INC.  
THE PALMS OF JACKSONVILLE, INC.  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
BRILEY & DEAL, LLC

REVISED MARCH 1, 2019 TO LOCATE NEW FENCE AND SHOW IMPERVIOUS CALCULATIONS

**DURDEN**  
SURVEYING AND MAPPING, INC.  
1825-B 3RD STREET NORTH  
JACKSONVILLE BEACH, FLORIDA 32250  
(904) 853-6822 FAX 853-6825  
LICENSED BUSINESS NO. 6696

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes and Chapter 5J17 Florida Administrative Code.

*Bruce Durdan Jr.*  
FLORIDA REGISTERED SURVEYOR No. 4707  
BRUCE DURDEN JR.  
DUVAL COUNTY, FLORIDA

RECEIVED

MAR 14 2019

19-100036

PLANNING & DEVELOPMENT

SIGNED: FEBRUARY 19, 2019 REVISED: MARCH 1, 2019

SCALE: 1" = 20'

WORK ORDER NUMBER: 19087

B-9434

**SURVEYOR'S NOTE:**  
THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND DURDEN SURVEYING AND MAPPING, INC., MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT OR SEARCH OF TITLE. THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.



# APPLICATION FOR VARIANCE

BOA No. 19-100038  
HEARING DATE 5-7-2019

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

### REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, to scale (on 11"x17" paper or smaller)
2. Proof of ownership (copy of deed or current property tax notification).
3. If applicant is not owner, notarized written authorization from owner is required.
4. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
5. Completed application.

RECEIVED

MAR 20 2019

### APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Atkins Builders, Inc. Telephone: (904) 465-3749  
 Mailing Address: PO Box 51262 E-Mail: atkinsbuilders@hotmail.com  
Jacksonville Beach, Fl. 32240

Agent Name: John Atkins Telephone: (904) 465-3749  
 Mailing Address: PO Box 51262 E-Mail: atkinsbuilders@hotmail.com  
Jacksonville Beach, Fl. 32240

Landowner Name: The Palms of Jacksonville, LLC Telephone: (904) 465-3749  
 Mailing Address: 1238 Windsor Harbor Dr. E-Mail: atkinsbuilders@hotmail.com  
Jacksonville Fl. 32240

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper

### VARIANCE DATA

Street address of property AND Real Estate Number: 2016 & 2034 N. 1st St.

Legal description of property (Attach copy of deed): Lots 1 & 2 Block 202, Together with the West half of closed alley. Plat book 12

Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).

Lots are in RM-2 Zoning that provides for 65% lot coverage. Single family attached homes are limited to 35% lot coverage. Most if not all buildings in the immediate area do not comply with all setbacks.

A mistake was made in calculating lot coverage in previous variance request. Applicant is requesting 48.7% lot coverage in lieu of 42.9% granted by previous variance.

175405-0000

### AFFIDAVIT

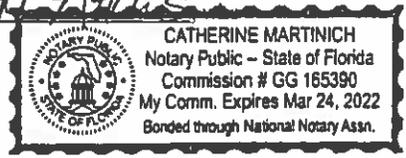
I, John Atkins, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

APPLICANT SIGNATURE \_\_\_\_\_ John Atkins PRINT APPLICANT NAME \_\_\_\_\_  
 DATE 3-20-2019

STATE OF FLORIDA, COUNTY OF DUVAL  
 Sworn to and signed before me this 20th day of March, 2019 by John Atkins  
 is personally known to me or has produced \_\_\_\_\_ as identification.

*[Handwritten Signature]*

NOTARY PUBLIC SIGNATURE \_\_\_\_\_ CATHERINE MARTINICH PRINT NOTARY NAME \_\_\_\_\_



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2 FLOOD ZONE: \_\_\_\_\_

CODE SECTION (S): Section 34-340(e)(1)f. for 48.7% lot coverage ILO 42.9% previously approved lot coverage to correct an error in calculation and allow a larger footprint on a new two family dwelling.

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 19-100038

*Variances can be requested for the dimensional standards of Article VII, the off-street parking or landscape standards of Article VIII, and the subdivision standards of the LDC, except that a height variance is not permitted in any zoning district.*

**Section 34-281. Purpose.** Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

**Section 34-286. Standards applicable to all variances.** In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	<p style="text-align: center;"><b>RECEIVED</b></p> <p style="text-align: center;">MAR 20 2019</p>
Special circumstances and conditions do not result from the actions of the applicant.	Yes	<p style="text-align: center;">PLANNING &amp; DEVELOPMENT</p>
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	<p>Many, if not all properties in the area do not comply with setbacks or lot coverage.</p>
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	<p>Variances have been granted to several of the other parcels in the same zoning district.</p>
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	<p>Applicant has reduced the number of permitted units on this parcel from a possible of 11 to 4.</p>
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	<p>Granting of the variance will actually enhance the surrounding properties and be an asset to the community.</p>

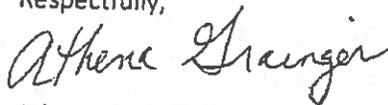
# Pappas Beach Real Estate Holdings, LLP

November 15, 2017

Dear City of Jacksonville Beach,

Please allow this letter to serve as our authorization for John Atkins and Atkins Builders, Inc. to submit a development plan approval application on our property located at 2016 N. 1<sup>st</sup> Street in Jacksonville Beach, FL.

Respectfully,



Athena Grainger  
Partner

RECEIVED

MAR 14 2019  
19-100038  
PLANNING & DEVELOPMENT





CERTIFIED MAIL# 7017 3040 0000 2076 6014

June 7, 2018

City of  
Jacksonville Beach  
City Hall  
11 North Third Street  
Jacksonville Beach  
FL 32250  
Phone: 904.247.6231  
Fax: 904.247.6107  
Planning@jaxbchfl.net  
  
www.jacksonvillebeach.org

The Palms of Jacksonville, Inc.  
PO Box 51262  
Jacksonville Beach, FL 32240

RE: BOA# 18-100129  
2016 North 1<sup>st</sup> Street  
(Lots 1, 2, Block 202, together with the west half of a closed alley, Ordinance No. 5386 (as currently monumented & possessed) Ocean Villa Replat)

Dear The Palms of Jacksonville, Inc.,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, August 7, 2018, to consider your application for a variance from the requirements of the Land Development Code.

As indicated in the application, the request was for the following:

- Section 34-340(e)(1)c.2, for a 5 foot southerly side yard setback for the north units and a 2 foot northerly side yard setbacks for the south units, in lieu of 10 feet required;
- Section 34-340(e)(1)f., for 42.9% lot coverage, for the south units, and 41.5% lot coverage for the north units, in lieu of 35% maximum;
- Section 34-340(e)(1)h., for an accessory structure setback of 1 foot, in lieu of 5 feet required; for patios and walkways;
- Section 34-373, for a parking area setback of 4 feet, in lieu of 5 feet required;

The Board *approved* the request as discussed.

To allow construction of two new two-family dwellings.

Please remove the public hearing notice posted on your property. Information about building permits, applications and checklists is available in our office or online at <http://www.jacksonvillebeach.org/business/building-permit-applications-and-checklists>.

Please submit a copy of this approval letter when submitting any future development or building permit applications. If you have any questions regarding any information contained in this letter, please feel free to call me at (904) 247-6235.

Sincerely,

George Knight  
Building Official



RECEIVED

MAR 14 2019

19-100038

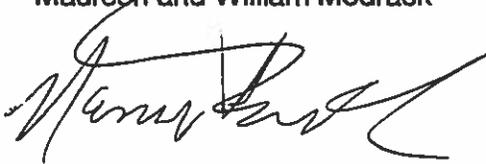
PLANNING & DEVELOPMENT

Maureen and William Modrack  
1809 1st St. N.  
Jacksonville Beach, Fl. 32250

To The Board of Adjustments,

We are against any more variances for the properties located at 20th N. and 1st St. Jacksonville Beach. We ask for an investigation to be held as to how often and how many variances Mr. Atkins has received from the city and how many of those times he built the property and broken city codes and has had to come back to the city for more variances. Mr Atkins built eight homes between 17th N and 20th N and 1st St. All homes received generous variances prior to construction, even though the people in this area did not want the variances to be given. Mr. Atkins after construction came back to the city to ask for more variances because he had broken our codes, he is now doing this once again on four more finished properties. Please do not give any more variances to this builder.

Thank you,  
Maureen and William Modrack



RECEIVED

MAY - 6 2019

PLANNING & DEVELOPMENT

Existing

# MAP SHOWING BOUNDARY SURVEY OF:

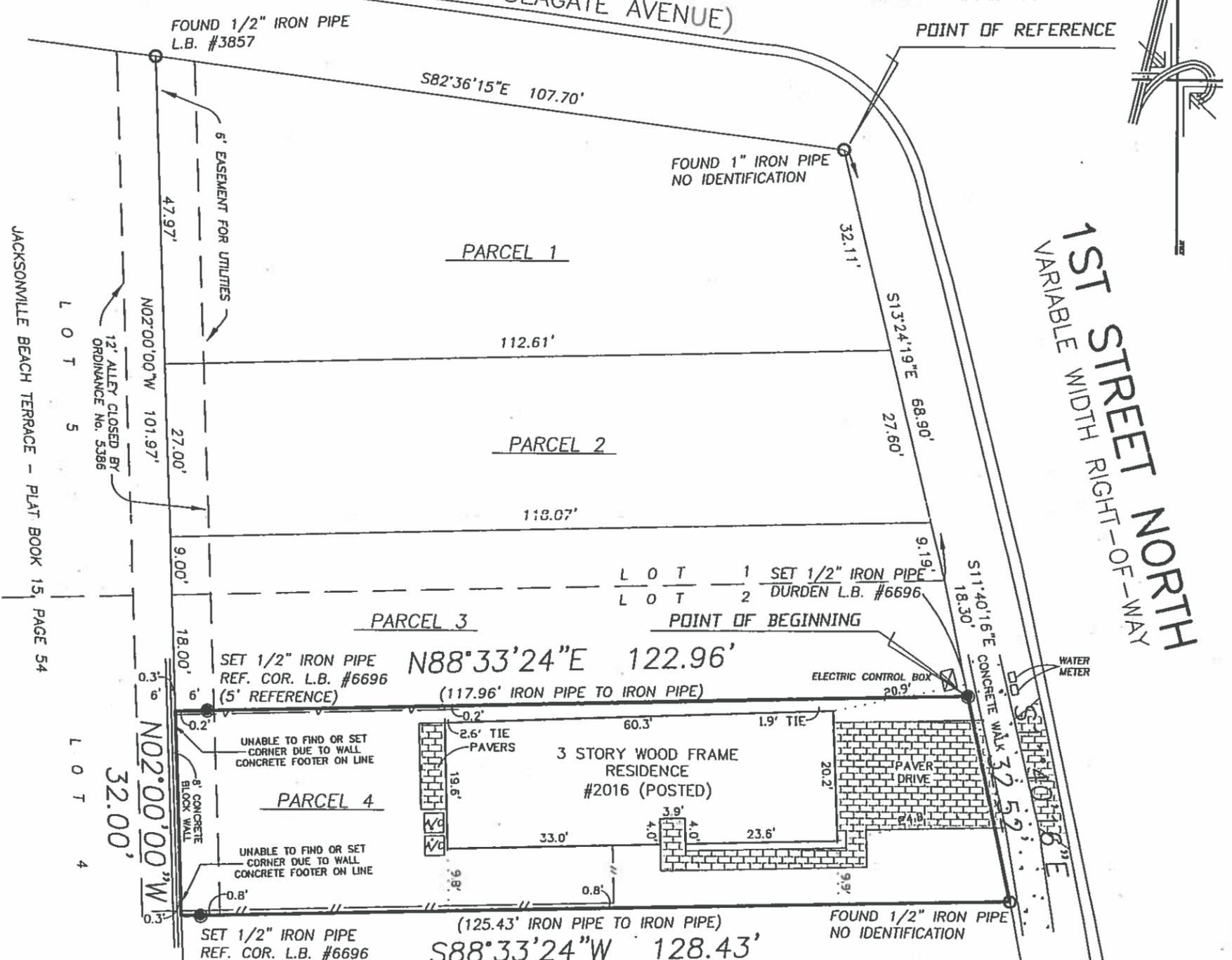
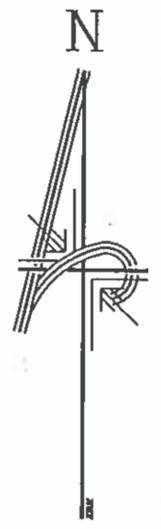
PART OF LOT 2, BLOCK 202, OCEAN VILLA REPLAT, AS RECORDED IN PLAT BOOK 12, PAGE 37 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THE EAST HALF OF A 12 FOOT ALLEY CLOSED BY CITY OF JACKSONVILLE BEACH ORDINANCE NUMBER 5386 (AS CURRENTLY MONUMENTED AND POSSESSED) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF 20TH AVENUE NORTH, A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED, WITH THE WESTERLY RIGHT OF WAY LINE OF 1ST STREET NORTH, A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED, THENCE SOUTH 13°24'19" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF 1ST STREET NORTH A DISTANCE OF 68.90 FEET TO AN ANGLE POINT IN SAID WESTERLY RIGHT OF WAY LINE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 1 AND THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 11°40'16" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 18.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 11°40'16" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 32.52 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 88°33'24" WEST ALONG THE SOUTH LOT LINE OF SAID LOT 2, A DISTANCE OF 128.43 FEET TO THE CENTERLINE OF AFORESAID CLOSED ALLEY; THENCE NORTH 02°00'00" WEST ALONG SAID CENTERLINE, A DISTANCE OF 32.00 FEET; THENCE NORTH 88°33'24" EAST A DISTANCE OF 122.96 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR UTILITIES OVER THE WEST 6.00 FEET OF THE ABOVE DESCRIBED PARCEL.

(FORMERLY KNOWN AS DIXIE AVENUE)  
20TH AVENUE NORTH  
50' RIGHT-OF-WAY  
(ALSO KNOWN AS SEAGATE AVENUE)

18-1441  
MAR 8 2019

2016  
PLANNING & DEVELOPMENT



LOT 1 SET 1/2" IRON PIPE  
LOT 2 DURDEN L.B. #6696

### IMPERVIOUS CALCULATIONS

LOT AREA = 4,022± SQUARE FEET

DESCRIPTION	SQUARE FEET
BUILDING AREA	1,189±
CONCRETE	565±
A/C PAD(S)	18±

TOTAL IMPERVIOUS AREA = 1,772±  
TOTAL DENSITY = 44.1%

CERTIFIED TO:  
ATKINS BUILDERS, INC.  
THE PALMS OF JACKSONVILLE, INC.  
OLD REPUBLIC NATIONAL TITLE  
INSURANCE COMPANY  
BRILEY & DEAL, LLC

REVISED MARCH 1, 2019 TO SHOW  
IMPERVIOUS CALCULATIONS

NOTES:  
BEARINGS BASED ON THE CENTER LINE OF THE CLOSED ALLEY AS BEING S 02°00'00" E AND ARE ASSUMED  
THIS PROPERTY LIES IN FLOOD ZONE "X-SHADED" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No. 120078 (CITY OF JACKSONVILLE BEACH), MAP/PANEL No. 12031C-0417-J, REVISED NOVEMBER 2, 2018  
ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 202 EXCEPT AS NOTED  
-V- DENOTES 6' VINYL FENCE EXCEPT AS NOTED  
-//- DENOTES 6' WOOD FENCE EXCEPT AS NOTED  
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

**DURDEN**  
SURVEYING AND MAPPING, INC.  
1825-B 3RD STREET NORTH  
JACKSONVILLE BEACH, FLORIDA 32250  
(904) 853-6822 FAX 853-6825  
LICENSED BUSINESS NO. 6696

**SURVEYOR'S NOTE:**  
THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND DURDEN SURVEYING AND MAPPING, INC., MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT OR SEARCH OF TITLE. THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 Florida Statutes, and Chapter 5J17 Florida Administrative Code.

*Bruce Durden*  
H. BRUCE DURDEN  
FLORIDA REGISTERED SURVEYOR NO. 14807

RECEIVED

MAR 14 2019  
19-100038

SIGNED: FEBRUARY 12, 2019  
SCALE: 1" = 20'  
WORK ORDER NUMBER: 19090

B-9437

Existing

# MAP SHOWING BOUNDARY SURVEY OF:

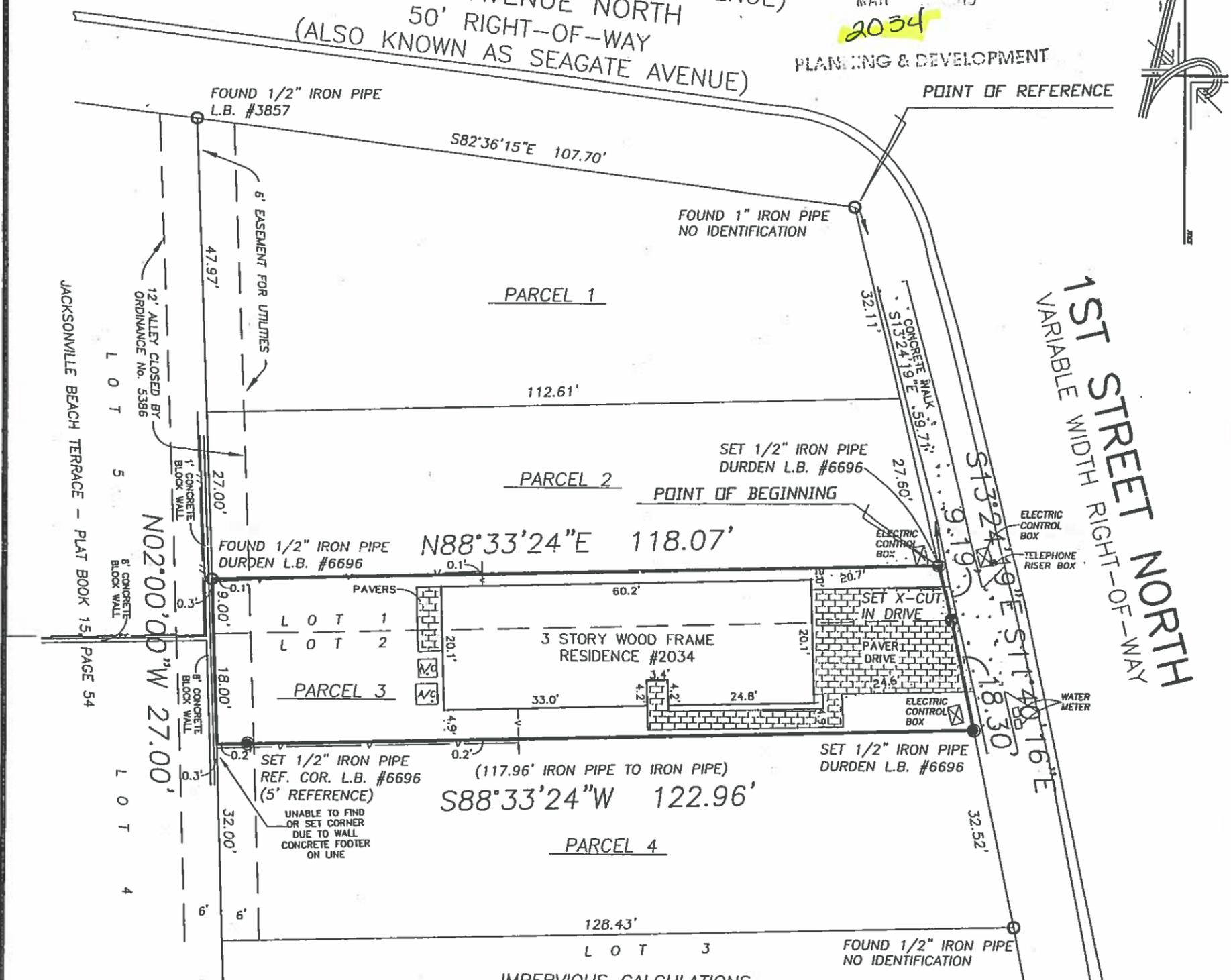
PART OF LOTS 1 AND 2, BLOCK 202, OCEAN VILLA REPLAT, AS RECORDED IN PLAT BOOK 12, PAGE 37 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THE EAST HALF OF A 12 FOOT ALLEY CLOSED BY CITY OF JACKSONVILLE BEACH ORDINANCE NUMBER 5386 (AS CURRENTLY MONUMENTED AND POSSESSED) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF 20TH AVENUE NORTH, A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED, WITH THE WESTERLY RIGHT OF WAY LINE OF 1ST STREET NORTH, A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED, THENCE SOUTH 13°24'19" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF 1ST STREET NORTH A DISTANCE OF 59.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 13°24'19" EAST A DISTANCE OF 9.19 FEET TO AN ANGLE POINT IN SAID WESTERLY RIGHT OF WAY LINE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 1 AND THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 11°40'16" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 18.30 FEET; THENCE SOUTH 88°33'24" WEST A DISTANCE OF 122.96 FEET TO AN INTERSECTION WITH THE CENTERLINE OF THE AFORESAID CLOSED ALLEY; THENCE NORTH 02°00'00" WEST ALONG SAID CENTERLINE A DISTANCE OF 27.00 FEET; THENCE NORTH 88°33'24" EAST A DISTANCE OF 118.07 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR UTILITIES OVER THE WEST 6.00 FEET OF THE ABOVE DESCRIBED PARCEL.

(FORMERLY KNOWN AS DIXIE AVENUE)  
20TH AVENUE NORTH  
50' RIGHT-OF-WAY  
(ALSO KNOWN AS SEAGATE AVENUE)

18-1442  
MAR 1 2019  
2034

PLANNING & DEVELOPMENT



**NOTES:**  
BEARINGS BASED ON THE CENTER LINE OF THE CLOSED ALLEY AS BEING S 02°00'00" E AND ARE ASSUMED  
THIS PROPERTY LIES IN FLOOD ZONE "X-SHADED" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No. 120078 (CITY OF JACKSONVILLE BEACH), MAP/PANEL No. 12031C-0417-J, REVISED NOVEMBER 2, 2018  
ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 202 EXCEPT AS NOTED  
-V- DENOTES 6' VINYL FENCE EXCEPT AS NOTED  
-//- DENOTES 6' WOOD FENCE EXCEPT AS NOTED  
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

**IMPERVIOUS CALCULATIONS**

LOT AREA = 3,253± SQUARE FEET

DESCRIPTION	SQUARE FEET
BUILDING AREA	1,192±
CONCRETE	558±
A/C PAD(S)	21±

TOTAL IMPERVIOUS AREA = 1,771±  
TOTAL DENSITY = 54.4%

CERTIFIED TO:  
ATKINS BUILDERS, INC.  
THE PALMS OF JACKSONVILLE, INC.  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
BRILEY & DEAL, LLC

REVISED MARCH 1, 2019 TO SHOW IMPERVIOUS CALCULATIONS



**DURDEN**  
SURVEYING AND MAPPING, INC.  
1825-B 3RD STREET NORTH  
JACKSONVILLE BEACH, FLORIDA 32250  
(904) 853-6822 FAX 853-6825  
LICENSED BUSINESS NO. 6696

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Land Surveyors pursuant to Section 472.027 Florida Statutes and Chapter 5J17 Florida Administrative Code

*H. Bruce Durden*  
FLORIDA REGISTERED SURVEYOR No. 4400  
H. BRUCE DURDEN

RECEIVED

MAR 14 2019  
19-100038

PLANNING & DEVELOPMENT

SIGNED: FEBRUARY 12, 2019 REVISED: MARCH 1, 2019  
SCALE: 1" = 20'  
WORK ORDER NUMBER: 19089

B-9436

**SURVEYOR'S NOTE:**  
THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND DURDEN SURVEYING AND MAPPING, INC., MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT OR SEARCH OF TITLE. THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.



# APPLICATION FOR VARIANCE

BOA No. 19-100046  
HEARING DATE 5-21-2019

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

### REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, to scale (on 11"x17" paper or smaller)
2. Proof of ownership (copy of deed or current property tax notification).
3. If applicant is not owner, notarized written authorization from owner is required.
4. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
5. Completed application.

APR - 4 2019

### APPLICANT INFORMATION

Applicant Name: Gene Pruett Telephone: 904-294-5845  
 Mailing Address: 4837 Headley Terrace E-Mail: geneandsuzanne@gmail.com  
Jacksonville, FL 32205  
 Agent Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
 Landowner Name: R+S Property Solutions LLC Telephone: 904-228-8096  
 Mailing Address: 4837 Headley Ter E-Mail: suzannem.pruett@gmail.com  
Jacksonville, FL 32205

PLANNING & DEVELOPMENT

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper

### VARIANCE DATA

Street address of property AND Real Estate Number: RE. #177312-0000  
1012 S 1<sup>st</sup> Ave Jacksonville Beach, FL 32250  
 Legal description of property (Attach copy of deed): 33-25-29E, 138' PT GOUT LOTS 6,7 RECD o/r 18467-  
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary) 1271  
Rear yard setback of ~~12.83'~~ 12.83' in lieu of 30'  
Actual Lot Area 5,975.20 sq ft / Platted Lot Area 6,000 sq ft  
(79.83 x 74.85) (80 x 75)  
Lot coverage ~~35%~~ 37.6% in lieu of 35% for a new duplex

### AFFIDAVIT

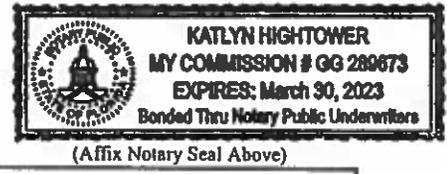
APR 4 2019

I, Gene Pruett, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

[Signature] Gene Pruett 4/5/19  
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:  
Sworn to and signed before me this 5<sup>th</sup> day of April, 2019 by Gene Pruett, who is personally known to me or has produced FLDL-P630-280-654190 as identification.

[Signature] Katlyn Hightower  
 NOTARY PUBLIC SIGNATURE PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-1 FLOOD ZONE: X

CODE SECTION (S): Section 34-390(e)(1)G.3 for a rear yard setback of 12.9' ± 30' required and (e)(1)F. for 37.6% lot coverage ± 35% max. Section 34-373(d) for a parking area setback of 0' ± 5' required to allow construction of a new two family dwelling.

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 19-100046

*Variances can be requested for the dimensional standards of Article VII, the off-street parking or landscape standards of Article VIII, and the subdivision standards of the LDC, except that a height variance is not permitted in any zoning district.*

APR - 4 2019

**Section 34-281. Purpose.** Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship. PLANNING & DEVELOPMENT

**Section 34-286. Standards applicable to all variances.** In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	lot sizes in the area are of varying dimentions. this is one of the smaller lots
Special circumstances and conditions do not result from the actions of the applicant.	Yes	
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes, it will not	many neighboring houses, duplexes, etc have recived variances
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	many of the surrounding parcels appear to have variances in their lot lines
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	reducing rear yard will allow for necessary off street parking
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	reduction of rear yard will allow for parking for 2 cars at each unit.

Existing

# MAP OF BOUNDARY SURVEY

## DESCRIPTION:

PART OF LOT 1, BLOCK 6 OF WEST PABLO, ACCORDING TO AN UNRECORDED PLAT IN SECTION 33, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SHOCKLEY AVENUE (NOW KNOWN AS FIRST AVENUE) AND 10TH STREET; THENCE RUN WEST 75 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 80 FEET; THENCE WEST 75 FEET; THENCE NORTH 80 FEET; THENCE EAST 75 FEET TO THE POINT OF BEGINNING.

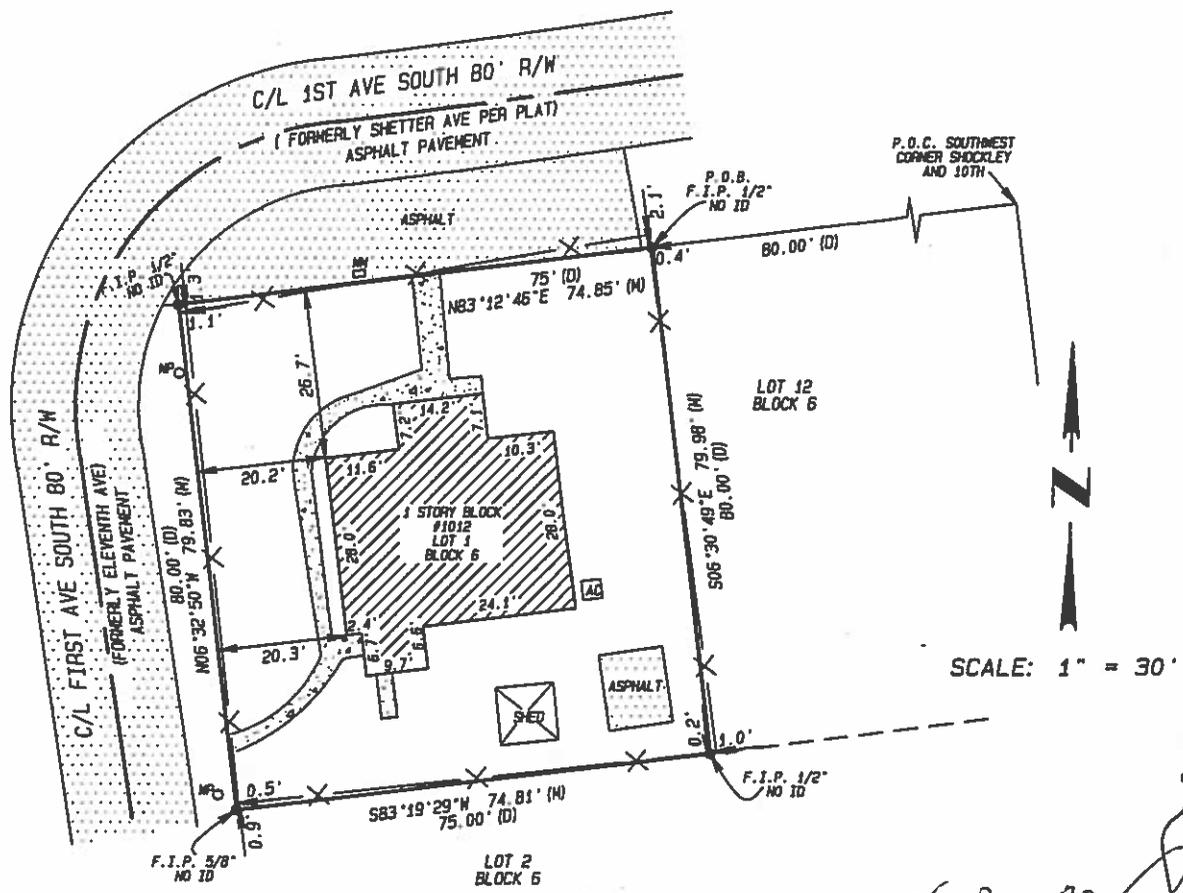
**RECEIVED**

APR - 4 2019  
 19-100046  
 PLANNING & DEVELOPMENT

CERTIFIED TO AND FOR THE EXCLUSIVE BENEFIT OF:  
 R&S PROPERTY SOLUTIONS, LLC  
 STREET ADDRESS:  
 1012 1ST AVENUE SOUTH  
 JACKSONVILLE BEACH, FLORIDA

### SURVEY NOTES:

- #1 PLAT PROVIDES NO BEARINGS, THEREFORE THE BEARING OF THE EAST LINE OF LOT 1, BLOCK 6, WAS SCALED FROM RECORD MAP AS BEING S06°30'49"E.
- #2 UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED BY THIS SURVEY.
- #3 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP PANEL NO. 12031C 0417 H, EFFECTIVE 05/03/2013, THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN ZONE "X".
- #4 THIS SURVEY PERFORMED WITHOUT BENEFIT OF AN ABSTRACT, TITLE SEARCH, TITLE OPINION OR TITLE INSURANCE.
- #5 DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF AND ARE PLAT AND MEASURED UNLESS SHOWN OTHERWISE.
- #6 ALL EASEMENTS ARE PER PLAT UNLESS SHOWN OTHERWISE.
- #7 THERE MAY BE ADDITIONAL RESTRICTIONS THAT APPLY WHICH ARE NOT SHOWN ON THIS SURVEY WHICH CAN BE FOUND IN PUBLIC RECORDS OF SAID COUNTY.
- #8 THIS SURVEY DOES NOT GUARANTEE OWNERSHIP.
- #9 TEMPORARY, NON-PERMANENT IMPROVEMENTS AND/OR MAN-MADE ITEMS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING; BUILDING MATERIAL, STORAGE POOLS, PAYER BLOCKS, RUBBERMAID OR PLASTIC UTILITY BUILDINGS NOT ON FOUNDATIONS, VEHICLES ON BLOCKS MAY BE ON THIS PROPERTY BUT NOT LOCATED OR SHOWN.
- #10 LEGAL DESCRIPTION PROVIDED BY CLIENT.



NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

*[Signature]*  
 CLYDE O. VAN KLEECK  
 FLORIDA REGISTERED SURVEYOR AND MAPPER NO. 2546  
 NOT VALID WITHOUT THE SIGNATURE & THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

EL - ELEVATION	F/H - FIRE HYDRANT	(D) - DEED
CONC. - CONCRETE	MV - WATER VALVE	P.I. - POINT OF INTERSECTION
ESMT - EASEMENT	FND - FOUND	A/C - AIR CONDITIONING UNIT
COR - CORNER	(P) - PLAT	R - RADIUS
F.C.M. - FOUND CONCRETE MONUMENT	C.M. - CONCRETE MONUMENT	L - ARC LENGTH
F.I.R.C. - FOUND IRON ROD AND CAP	P.T. - POINT OF TANGENCY	PB - PHONE BOX
F.I.R. - FOUND IRON ROD	P.C. - POINT OF CURVATURE	CB - CABLE BOX
F.I.P. - FOUND IRON PIPE	U.E. - UTILITY EASEMENT	EB - ELECTRIC BOX
S.I.R.C. - SET IRON ROD AND CAP	D.E. - DRAINAGE EASEMENT	OHE - OVERHEAD ELECTRIC
F.ND - FOUND NAIL AND DISK	C & S - CURB & GUTTER	C.L.F. - CHAIN LINK FENCE
(M) - FIELD MEASUREMENT	R/W - RIGHT OF WAY	M.F. - WOOD FENCE
(C) - CALCULATED MEASUREMENT	C/L - CENTERLINE	C.B. - CHORD BEARING
	LP - LIGHT POLE	WM - WATER METER
	5' N.F. - LIGHT POLE	WP - WOOD POLE
	4' C.L.F. - LIGHT POLE	C - CURVE

FIELD SURVEY DATE
PLOT PLAN
BOUNDARY 05/25/2018
FORMBOARD
FOUNDATION
FINAL

**FIRST COAST LAND SURVEYORS, INC.**  
 3161-4 ST JOHNS BLUFF ROAD S, JACKSONVILLE, FL. 32246  
 PHONE (904) 779-2062 FAX (904) 779-7784  
 CERTIFICATE NO. LB 8225  
 WWW.FIRSTCOASTLANDSURVEYING.COM

PROJECT INFORMATION
ORDER NO: 28965
DRAWN BY: KMP
REVIEWED BY: HF
CHECKED BY: VAN





# APPLICATION FOR VARIANCE

BOA No. 19-100052  
HEARING DATE 5-21-19

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

### REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, to scale (on 11"x17" paper or smaller)
2. Proof of ownership (copy of deed or current property tax notification).
3. If applicant is not owner, notarized written authorization from owner is required.
4. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
5. Completed application.

RECEIVED  
APR - 9 2019

### APPLICANT INFORMATION

Applicant Name: BOTTOM LINE VENTURES INC Telephone: 904-813-5720  
 Mailing Address: P.O. Box 51136 E-Mail: \_\_\_\_\_  
Jax Beh FL 32240  
 Agent Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
 Landowner Name: John Maddock Telephone: 904-237-3885  
 Mailing Address: 607 3rd AVE N. E-Mail: \_\_\_\_\_  
Jax Beh FL 32240

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper

### VARIANCE DATA

Street address of property AND Real Estate Number: 1132 5th AVE N RE# 177749-0000

Legal description of property (Attach copy of deed): LOT 415 BK 3 PINE GROVE UNIT 2

Description of requested variance (example: front yard setback of 1/11 in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).

1) Easterly side setback of 6.5' in lieu of 10' to allow compliance of an existing SFD that was built in 1948, 47.5% lot coverage

### AFFIDAVIT

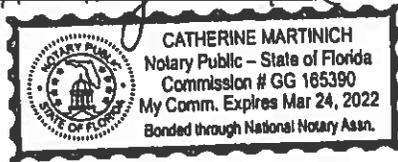
I, \_\_\_\_\_, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

Timothy S. Millard Timothy S. Millard 9 APR '19  
APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 9th day of April, 2019 by Timothy S. Millard who is personally known to me or has produced \_\_\_\_\_ as identification.

Catherine Martinich  
NOTARY PUBLIC SIGNATURE PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X (aols)

CODE SECTION (S): Section 34-336(e)(1)c.2 for an easterly side yard setback of 6.7' & 10' required and 34.336(e)(1)e. for 47.28% lot coverage & 35% maximum to rectify existing non-conformities on an existing single family dwelling.

April 8, 2019

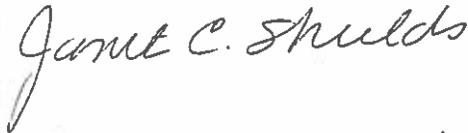
To Whom It May Concern,

Re #: 1777490000

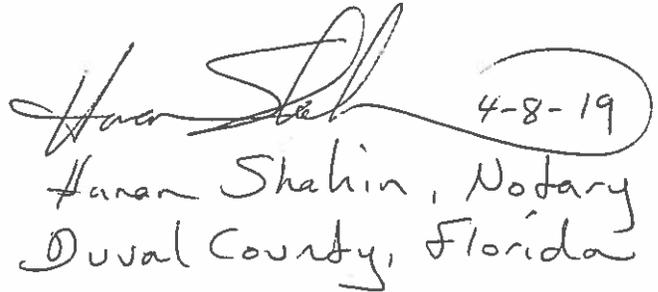
I, Thomas Braddock, owner of 1132 5<sup>th</sup> Ave North Jacksonville Beach, FL 32250 authorize Timothy Millard, President of Bottom Line Ventures Inc, to apply for any variances needed on lots 3, 4 & 5 at the above referenced property.



Thomas Braddock



JANET C. Shields  
WITNESS



4-8-19  
Hanan Shahin, Notary  
Duval County, Florida



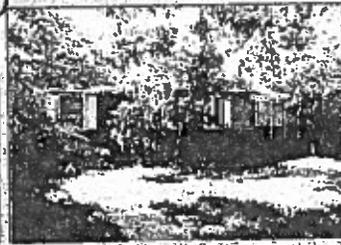
HANAN SHAHIN  
Commission # GG 124990  
Expires November 14, 2021  
Bonded Third Budget Notary Services

RECEIVED

APR - 9 2019  
19-100052  
PLANNING & DEVELOPMENT

00-000000 - existing

ORDERED BY:



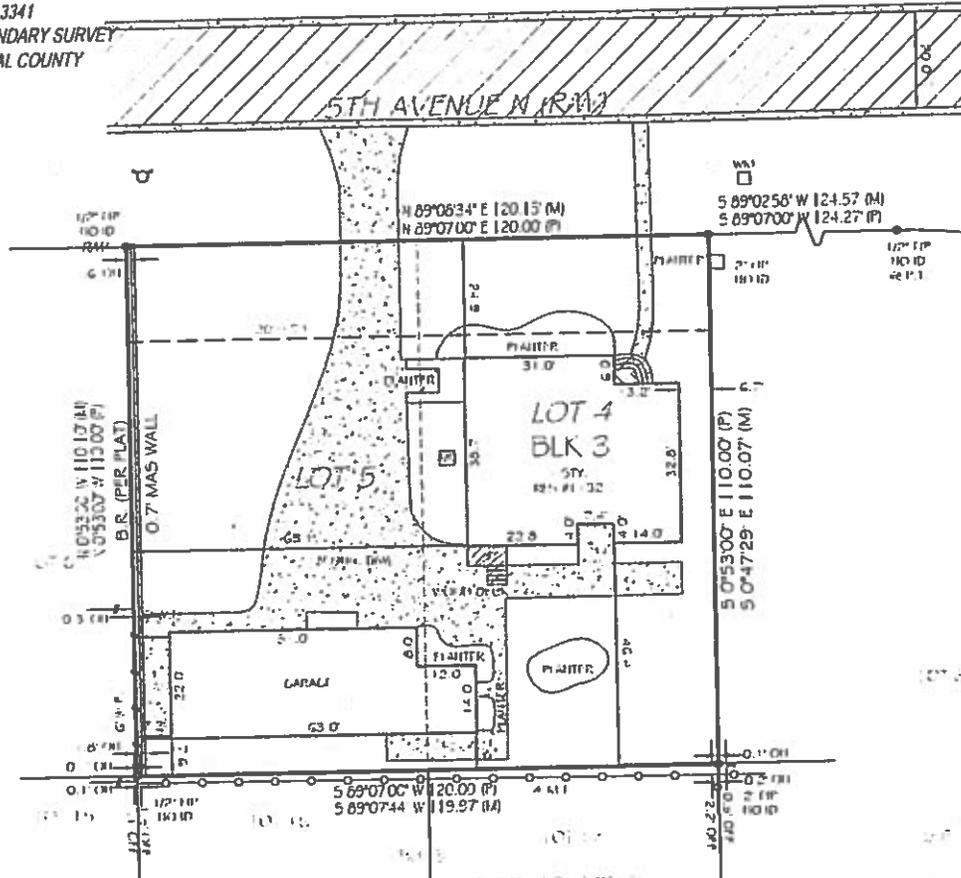
PROPERTY ADDRESS: 1132 5TH AVENUE N, JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: 1903.3341

FIELD WORK DATE: 4/8/2019

REVISION DATE(S): (REV 1 4/9/2019)

1903.3341  
BOUNDARY SURVEY  
DUVAL COUNTY



CERTIFICATE  
No. 33032  
C. Boydell  
STATE OF FLORIDA

I hereby certify that this Boundary Survey of the hereon described property has been made under my direction and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

Use of This Survey for Purposes other than Intended Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing hereon shall be construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

UNRECORDED EASEMENTS  
NOTE: UNRECORDED EASEMENTS, EASEMENTS, EASEMENTS NOT IDENTIFIED  
PLEASE VERIFY LOCATION ON DRAWING.  
LOT APPEARS TO BE SERVICED BY PUBLIC WATER AND SEWER.  
SEE BACK INFORMATION SHEET FOR FURTHER DETAILS.

GRAPHIC SCALE (In Feet)  
1 inch = 30' ft.



FLOOD INFORMATION:  
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF JACKSONVILLE BEACH, COMMUNITY NUMBER 120078, DATED 11/02/2018.

POINTS OF INTEREST  
NONE VISIBLE

CLIENT NUMBER: \_\_\_\_\_ DATE: 04/09/19  
BUYER: BOTTOM LINE VENTURES  
SELLER:  
CERTIFIED TO: BOTTOM LINE VENTURES; AMERICA'S CHOICE TITLE COMPANY; CHICAGO TITLE INSURANCE COMPANY

Florida Land Title Association  
AFFILIATE MEMBERS

EXACTA LAND SURVEYORS, LLC  
194 8291  
1940 Fairway, Lakes Circle | Suite 1 | Jacksonville, FL 32211  
P: 904.735.1910 | F: 904.744.2892

RECEIVED





# APPLICATION FOR VARIANCE

BOA No. 19-100051  
HEARING DATE 5-21-19

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

### REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, to scale (on 11"x17" paper or smaller)
2. Proof of ownership (copy of deed or current property tax notification).
3. If applicant is not owner, notarized written authorization from owner is required.
4. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
5. Completed application.

### APPLICANT INFORMATION

Applicant Name: Bottom Line Ventures Inc Telephone: 904-813-5720  
 Mailing Address: P.O. Box 51136 E-Mail: millardt@bellsouth.net  
Jax Beh FL 32240  
 Agent Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
 Landowner Name: Tom Telephone: \_\_\_\_\_  
John Braddock Telephone: 904-237-3885  
 Mailing Address: 607 3rd Avenue E-Mail: \_\_\_\_\_  
Jax Beh FL 32250

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper

### VARIANCE DATA

Street address of property AND Real Estate Number: 1132 North 5th Avenue  
177749-0000 Lot 3 (Vacant)  
 Legal description of property (Attach copy of deed): \_\_\_\_\_  
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).  
Lot coverage 45.1% in lieu of 35% to allow for construction of a two story SFD with a 375 sq ft pool deck & pool.

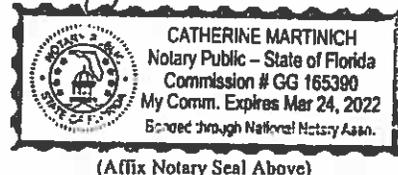
### AFFIDAVIT

I, Timothy S. Millard, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

[Signature] \_\_\_\_\_ Timothy S. Millard \_\_\_\_\_ 9 APR 11 19 \_\_\_\_\_  
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:  
Sworn to and signed before me this 9th day of April, 2019 by Timothy S. Millard who is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature] \_\_\_\_\_ CATHERINE MARTINICH \_\_\_\_\_  
 NOTARY PUBLIC SIGNATURE PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X (2018)  
 CODE SECTION (S): Section 34-336(e)(1)e. for 45.1% lot coverage & 20 35% maximum to allow construction of a new single family dwelling on lot 3.  
 \_\_\_\_\_  
 \_\_\_\_\_  
(vacant lot)

April 8, 2019

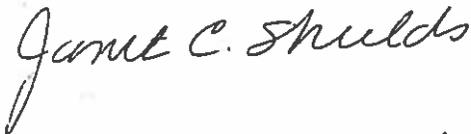
To Whom It May Concern,

Re #: 1777490000

I, Thomas Braddock, owner of 1132 5<sup>th</sup> Ave North Jacksonville Beach, FL 32250 authorize Timothy Millard, President of Bottom Line Ventures Inc, to apply for any variances needed on lots 3, 4 & 5 at the above referenced property.



Thomas Braddock



JANET C. Shields  
WITNESS



4-8-19  
Hanan Shahin, Notary  
Duval County, Florida



HANAN SHAHIN  
Commission # GG 124990  
Expires November 14, 2021  
Bonded Three Budget Notary Services

RECEIVED

APR - 9 2019

19-100051

PLANNING & DEVELOPMENT

survey - existing

ORDERED BY:



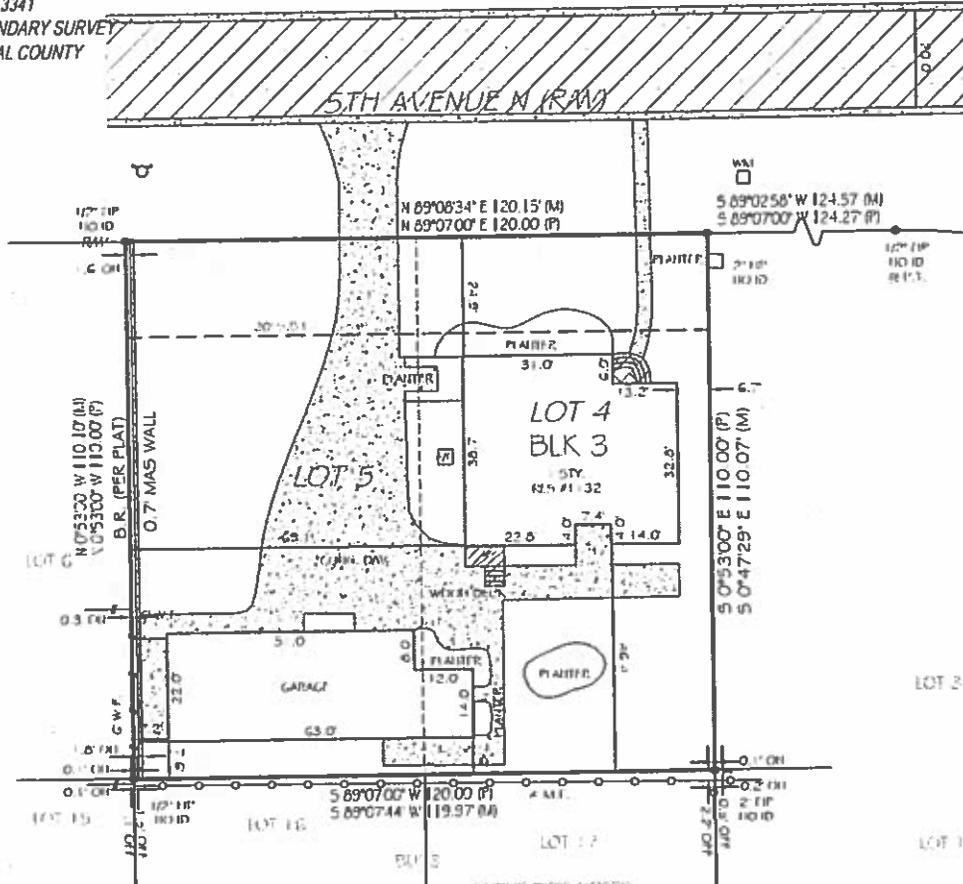
PROPERTY ADDRESS: 1132 5TH AVENUE N, JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: 1903.3341

FIELD WORK DATE: 4/8/2019

REVISION DATE(S): (REV 1 4/9/2019)

1903.3341  
BOUNDARY SURVEY  
DUVAL COUNTY



**SURVEYOR'S NOTES**  
 NOTE - FENCES AND WALLS EXIST; OWNERSHIP NOT DETERMINED.  
 PLEASE REVIEW LOCATION ON DRAWING.  
 LOT APPEARS TO BE SERVICED BY PUBLIC WATER AND SEWER.  
 SETBACK INFORMATION SHOWN ON PLAT, NOT VERIFIED.

*[Signature]*  
 CERTIFICATE  
 No. 3032  
 STATE OF FLORIDA

I hereby certify that this Boundary Survey of the hereon described property has been made under my direction and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter SJ-17 of the Florida Administrative Code.

Use of This Survey for purposes other than intended, without written verification, will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing herein shall be construed to give ANY RIGHTS or BENEFITS to Anyone Other than those Certified.

GRAPHIC SCALE (In Feet)  
 1 inch = 30' ft.



**FLOOD INFORMATION:**  
 BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF JACKSONVILLE BEACH, COMMUNITY NUMBER 120078, DATED 11/02/2018.

**POINTS OF INTEREST**  
 NONE VISIBLE

CLIENT NUMBER: \_\_\_\_\_ DATE: 04/09/19  
 BUYER: BOTTOM LINE VENTURES  
 SELLER:  
 CERTIFIED TO: BOTTOM LINE VENTURES, AMERICA'S CHOICE TITLE COMPANY, CHICAGO TITLE INSURANCE COMPANY



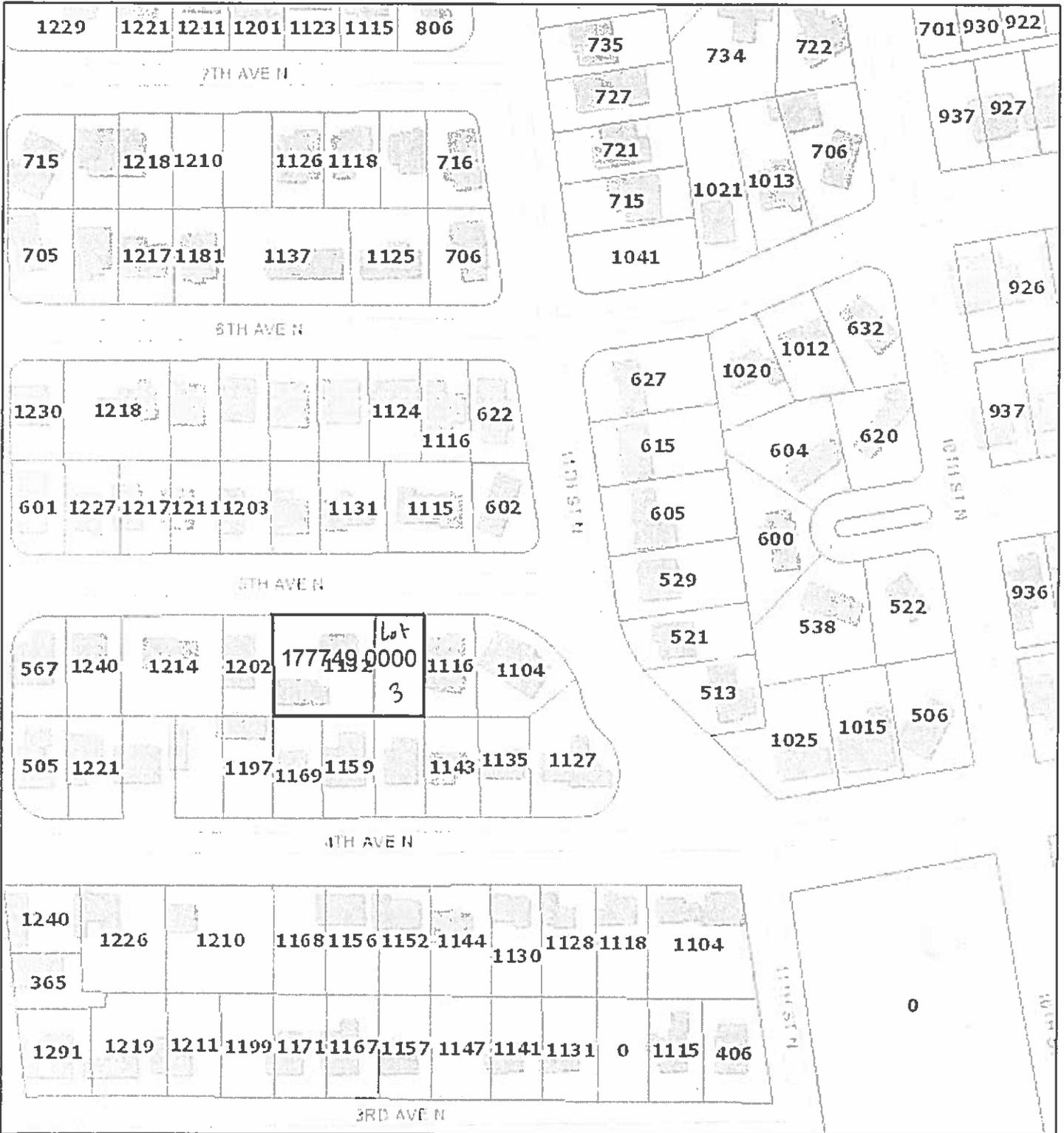
**EXACTA LAND SURVEYORS, LLC.**  
 LBF 8291  
 11940 Fairway Lakes Drive | Suite 1 | Fort Myers, FL 33923  
 P: 866.733.1916 | F: 866.744.2882  
 Private land payment for: SJ-17 E 519.33, Suite 313, Fort Land, OH 62133

This is page 1 of 2 and is not valid without all pages.

RECEIVED

APR - 9 2019  
 19-100052  
 PLANNING & DEVELOPMENT

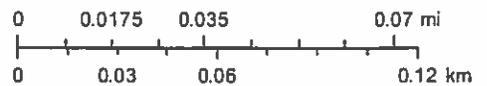
# Duval Map



April 9, 2019

1:2,257

**RECEIVED**



APR - 9 2019  
19-100051  
PLANNING & DEVELOPMENT

Sources: Esri, HERE, Garmin, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

PREPARED BY:

# EXACTA

LAND SURVEYORS, LLC

www.exactalandsurveyors.com | office: 866.735.1916 | fax: 866.744.2882



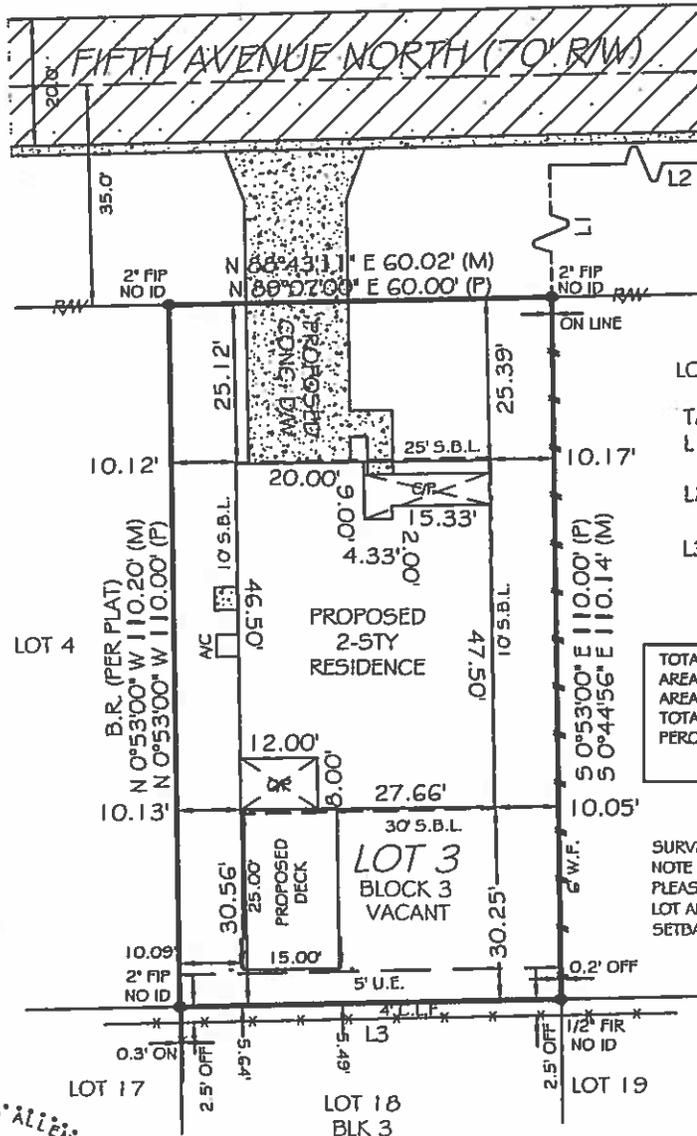
PROPERTY ADDRESS: 1132 5TH AVENUE N, JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: 1903.1820-02

FIELD WORK DATE: 3/21/2019

REVISION DATE(S): (REV# 4/22/2019)

19031820-02  
PLOT PLAN  
DUVAL COUNTY



LOT 2

TABLE:

- L1 S 0°53'00" E 70.00' (P)  
S 0°53'00" E 70.00' (M)
- L2 N 89°07'00" E 116.18' (P)  
N 89°02'51" E 116.22' (M)
- L3 S 89°07'00" W 60.00' (P)  
S 88°39'24" W 59.76' (M)

TOTAL AREA OF THE LOT = 6598 FT<sup>2</sup>/SQ  
 AREA OF PROPOSED RESIDENCE = 1919 FT<sup>2</sup>/SQ  
 AREA OF PROPOSED IMPROVEMENTS = 1057 FT<sup>2</sup>/SQ  
 TOTAL IMPERVIOUS COVERAGE = 2976 FT<sup>2</sup>/SQ  
 PERCENTAGE OF PROPOSED IMPERVIOUS COVERAGE = 45.1%

SURVEYOR'S NOTES  
 NOTE - FENCES EXIST, OWNERSHIP NOT DETERMINED.  
 PLEASE REVIEW LOCATION ON DRAWING.  
 LOT APPEARS TO BE SERVICED BY PUBLIC WATER AND SEWER.  
 SETBACK INFORMATION SHOWN : CITY OF JACKSONVILLE RS-1

## RECEIVED

APR 23 2019

PLANNING & DEVELOPMENT



GRAPHIC SCALE (In Feet)

1 inch = 30' ft.



C. Boyd Allen  
 CERTIFICATE  
 No 3932  
*C. Boyd Allen*  
 STATE OF

I hereby certify that this boundary survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.